

AMENDING OFFICIAL ZONING MAP

**EAST SIDE OF NEW GARDEN ROAD BETWEEN FOUNDERS DRIVE AND
BALLINGER ROAD**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF
GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-12 Residential Single Family to Conditional District – General Office Moderate Intensity (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the eastern right-of-way line of New Garden Road, said point being the northwest corner of Guilford College as recorded in Deed Book 2334, Page 491 in the Office of the Guilford County Register of Deeds; thence along said right-of-way line N83°29'28"W 8.24 feet to a point; thence continuing along said right-of-way line N01°58'01"E 165.86 feet to a point; thence continuing along said right-of-way line N06°14'32"E 55.19 feet to a point; thence leaving said right-of-way line S84°14'14"E 397.51 feet to a point; thence S05°31'00"W 234.94 feet to a point in the line of Guilford College; thence N82°06'14"W 380.02 feet to the point and place of BEGINNING, as shown on "Final Recombination Plat Waynick Limited Partnership and Bonnie F. Waynick" prepared by Borum, Wade and Associates, P.A. and dated October 11, 1996.

Section 2. That the rezoning of RS-12 Residential Single Family to Conditional District – General Office Moderate Intensity is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Medical office and other professional offices.
- 2) Freestanding signage limited to monument signs no greater than 8' in height.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on December 23, 2005.